148.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,170,600 / 1,170,600
					USE VALUE:	1,170,600 / 1,170,600
					ASSESSED:	1,170,600 / 1,170,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYBERG JONATHAN &
Owner 2:	DOLAN SARA Q & DAVID
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALONEY MICHAEL L--ETAL -
Owner 2:	MALONEY KATHERINE L. -
Street 1:	17 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 4004 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7126.000	722,100	4,900	443,600	1,170,600
Total Card	0.164	722,100	4,900	443,600	1,170,600
Total Parcel	0.164	722,100	4,900	443,600	1,170,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.36 /Parcel: 292.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97521

GIS Ref

GIS Ref

Insp Date 02/24/18

!11582!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	722,100	4900	7,126.	443,600	1,170,600		Year end	12/23/2021
2021	104	FV	688,400	4900	7,126.	443,600	1,136,900		Year End Roll	12/10/2020
2020	104	FV	688,300	4900	7,126.	443,600	1,136,800	1,136,800	Year End Roll	12/18/2019
2019	104	FV	498,800	4900	7,126.	443,600	947,300	947,300	Year End Roll	1/3/2019
2018	104	FV	496,400	4900	7,126.	392,900	894,200	894,200	Year End Roll	12/20/2017
2017	104	FV	464,500	4900	6,985.	327,400	796,800	796,800	Year End Roll	1/3/2017
2016	104	FV	464,500	4900	6,985.	327,400	796,800	796,800	Year End	1/4/2016
2015	104	FV	411,900	4900	6,985.	283,300	700,100	700,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:45:22

LAST REV

Date	Time
04/18/18	14:45:23

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11582

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONEY MICHAEL	66625-164		1/4/2016	Mult Lots	1,112,500	No	No		
	13249-122		7/29/1977		64,500	No	No		N

USER DEFINED

Prior Id # 1:	97521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2080	Re-Roof	2,000	C				
7/14/2016	974	Redo Kit	5,000	O	7/14/2016			Kitchen cabinets.

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Info At Door	372	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
7/31/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7126		Sq. Ft.	Site		0	70.	0.89	8									443,646						443,600	

Total AC/HA:	0.16359	Total SF/SM:	7126	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,646	Spl Credit		Total:	443,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.91223776
Const Adj.:	1.00989902
Adj $ / SQ:	165.828
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887056
Depreciation:	164992
Depreciated Total:	722063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

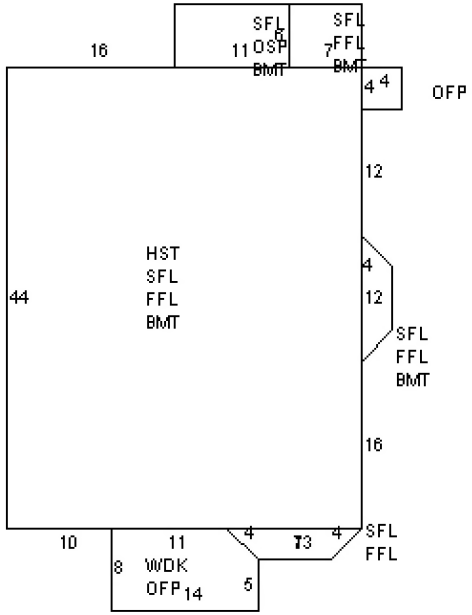
No Unit	RMS	BRS	FL
1	7	3	
1	8	3	
Totals			
2	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.83
Special Features:	0	Val/Su Net:	121.71
Final Total:	722100	Val/Su SzAd	180.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,661	165.830	275,441
BMT	Basement	1,631	49.750	81,140
FFL	First Floor	1,595	165.830	264,496
HST	Half Story	748	165.830	124,040
OFP	Open Porch	124	30.100	3,733
WDK	Deck	108	15.410	1,664
OSP	Screen Porch	66	46.100	3,043

	Net Sketched Area:	5,933		Total:	753,557
Size Ad	4004	Gross Area	6681	FinArea	4004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

148.0-0005-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1919	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900